

October 29th, 2020



AGENDA

- Introductions- Carol Kowalski, Assistant Town Manager for Development
- Project Recap- Sandhya Iyer, Economic Development Director & Amanda Loomis, Planning Director
- Conservation Overview- Karen Mullins, Conservation Director
 - Q and A
- Innovative Approaches for Stormwater in Planned Commercial Districts- Woodard & Curran
 - Q and A
- Avigation Easement- Carol Kowalski
 - Q and A
- Feedback Session

Ground Rules

- Please direct questions to the chat or Q&A during the presentation
- Please use the raise your hand function or chat
- This meeting is being recorded.
- The recorded meeting and all the resources will be available on the Town website: www.lexingtonma.gov/hartwell
- Live Transcript





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PARTICIPANT

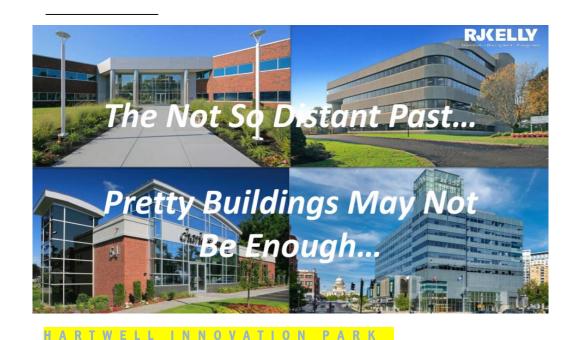
FEEDBACK

- October 15th, Coffee Hour
- Project Timeline
- 50+ Participants (including staff)
- Presentation & Recoding: <u>www.lexingtonma.gov/hartwell</u>



PROJECTIVES

Development projects have four major stakeholders that include the Developer, the Residential Neighbors, the Lexington Community, and Municipal Staff. Each of these groups has expectations that a project will be more than PRETTY buildings.





LANDOWNERS/DEVELOPERS

- Clear, predictable, efficient permitting
- Increased development opportunity and allowed uses byright



RESIDENTIAL NEIGHBORHOODS

- Address traffic & safety
- Transparent permitting with meaningful public engagement



LEXINGTON COMMUNITY

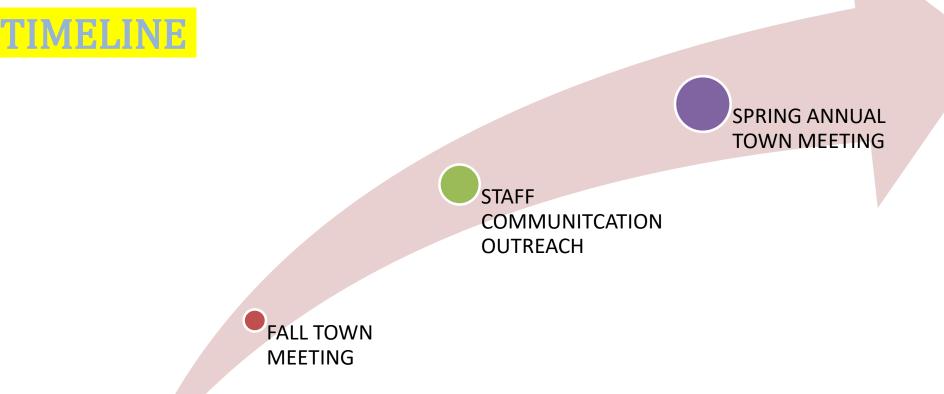
- Promote reasonable economic development opportunities
- Attract a mixture of uses (clean manufacturing, biotech, R&D, medical, and housing in a future phase)



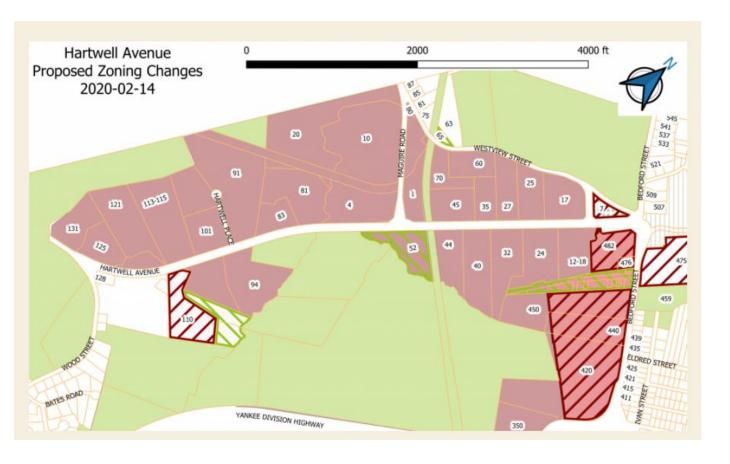
STAFF AND PERMITTING AUTHORITY

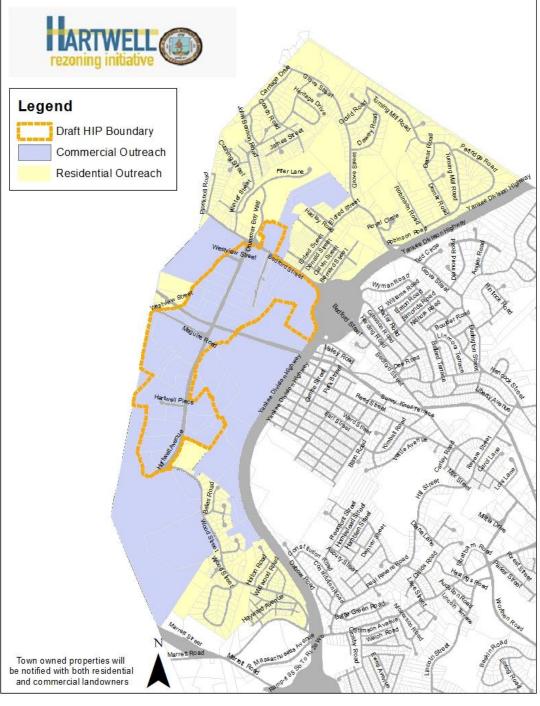
- Required information received at the time of the application submittal
- Clear regulations and standards that all projects are required to meet

INITIATIVE TIMELINE



AREA MAP





CONSTRAINTS

Two Major Constraints

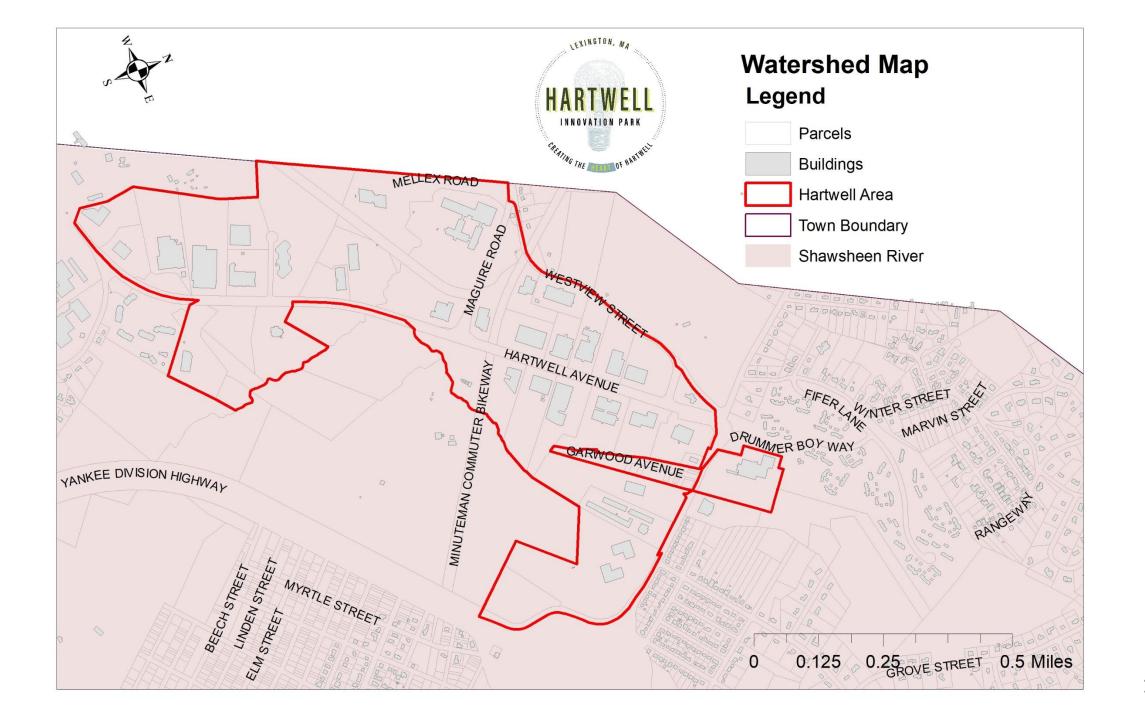
1) Environment

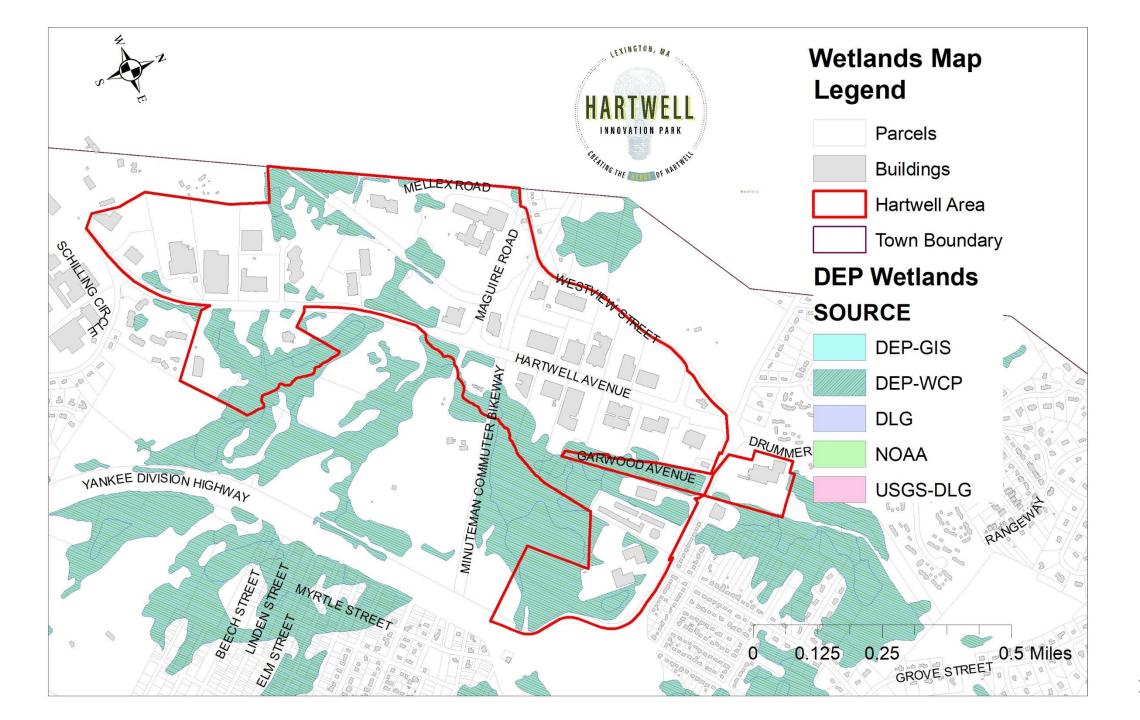
2) Avigation

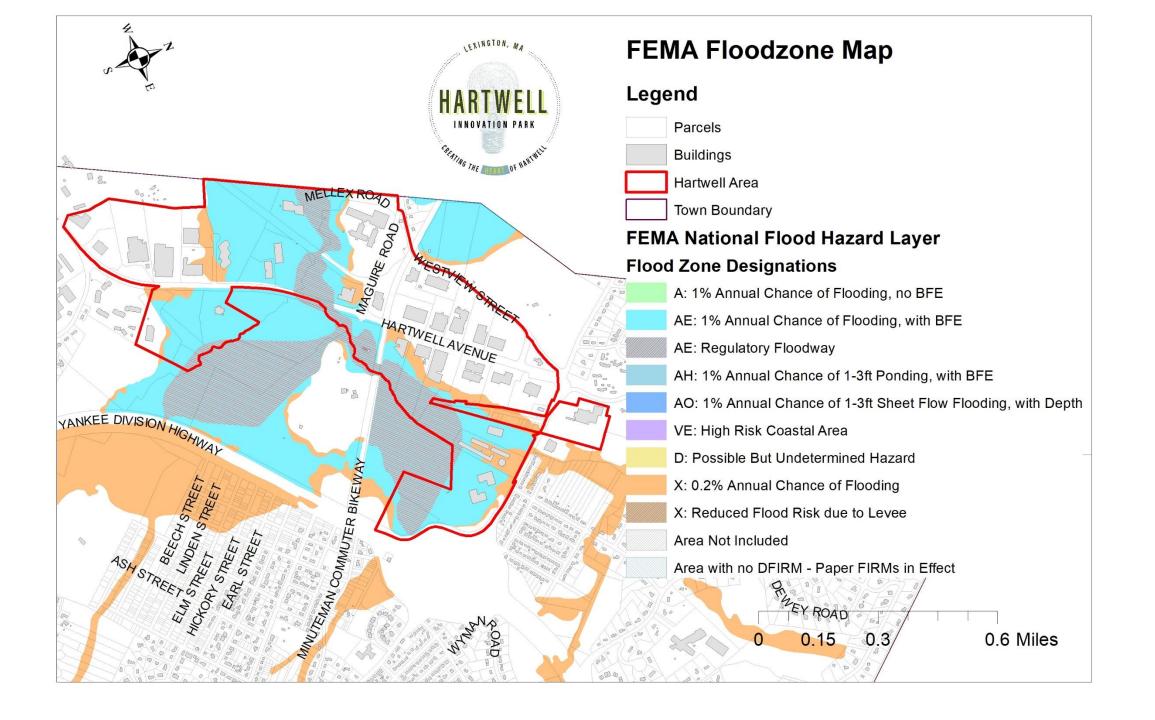


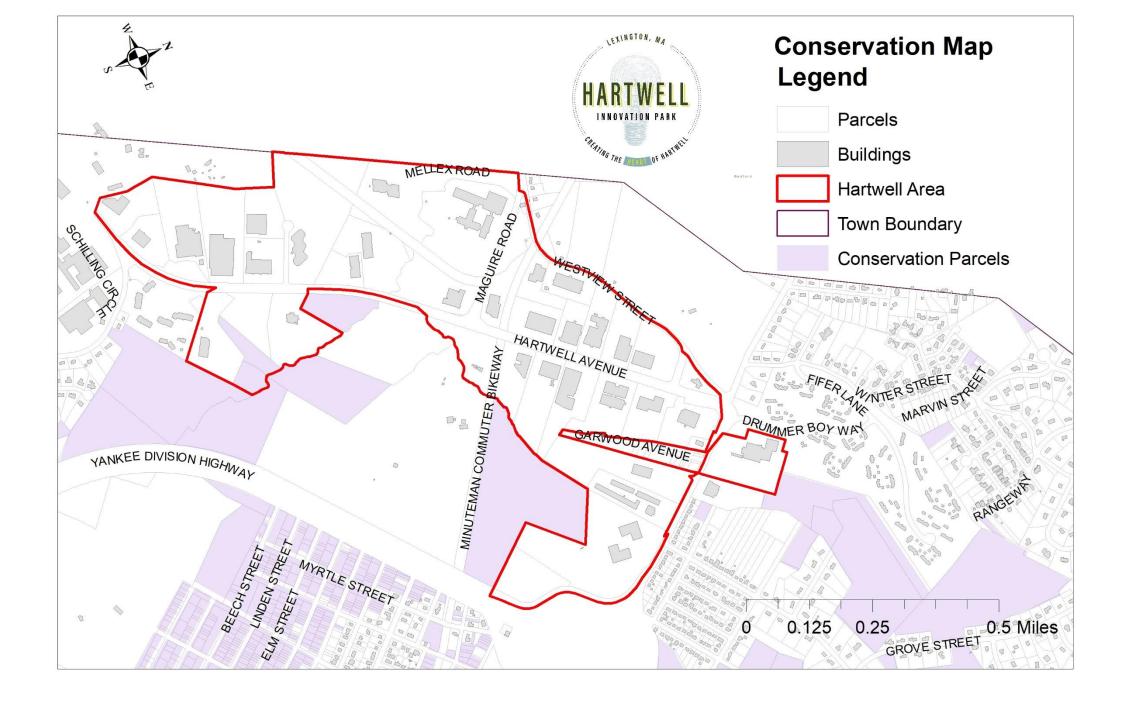
Karen Mullins Conservation Director

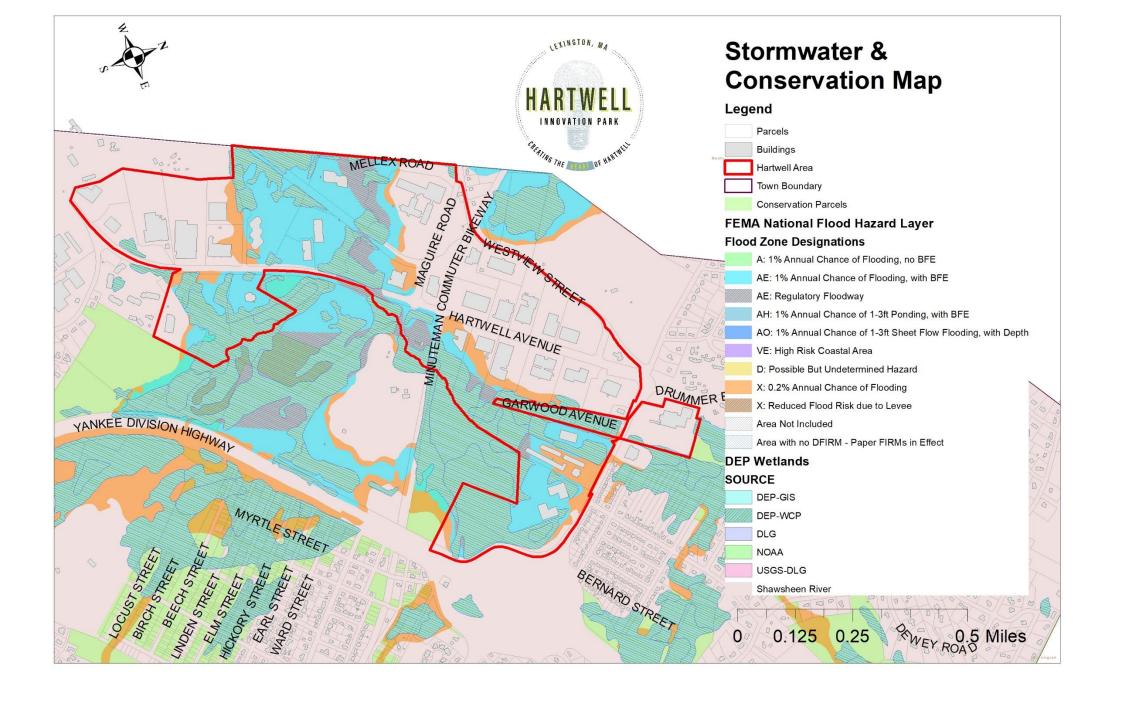












WETLAND PROTECTION INTERESTS



CONSERVATION WETLAND PROTECTION PERFORMANCE STANDARDS

- Structures in Floodplain
- Resource Area Minimum Setbacks
- Site Development and Landscaping
- 2:1 Wetland Replication
- Wildlife and Vernal Pool Habitat Protection Mitigation
- Pre-Development Conditions
- Peak Rate and Volume of Runoff Control
- Water Quality

Questions & Discussion



Woodard & Curran



Innovative Approaches for Stormwater in Planned Commercial Districts









Zoning Considerations

- Parking Space Standards
- Shared Parking
- Integrated Structured Parking
- Pervious Reinforced Fire Lane Access
- Pervious Overflow Parking

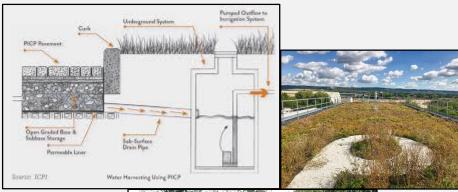






Stormwater Management Design Guidance

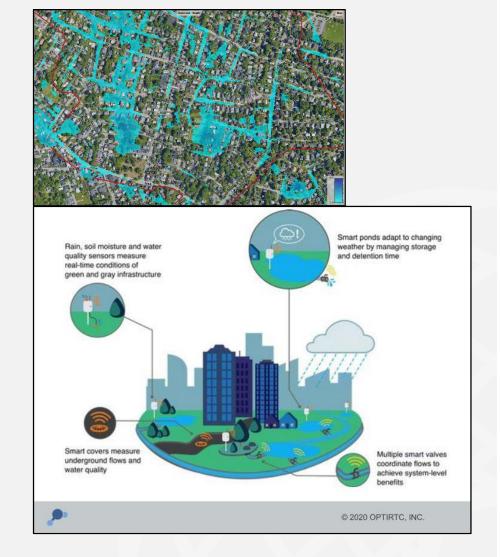
- Smaller, High Performance Stormwater
 Quality Treatment Systems and Green
 Infrastructure
- Enhanced Post-Construction Soil
 Amendments Landscape Management
- Green Roof/Blue Roof with Roof Access
- Regional, Cross Parcel Flood Control Systems
- Stormwater Storage and Harvesting for Reuse
- Integrated Wetland Treatment Systems





Stormwater Management Planning, Programs and Policies

- Watershed-Based Stormwater Master Plan
 - Regional flood assessment and management
 - Climate resiliency
 - Off-site mitigation plan (Stormwater and Wetland)
 - In-lieu fee programs for quality and quantity
 - > Real-time automated stormwater controls
- Public-Private Partnerships
 - > Incentive, Loan or Grant Programs





Creating a Holistic Stormwater Management Approach

- Identification of Issues and Opportunities
- Goal Setting
- Participatory Community Planning
- Revitalization Ideas
- **Economic Development Target Areas**
- Identification and Vetting of Pipeline Projects
- Weaving in of Other Business Expertise
- Aligning Stormwater Infrastructure Needs to Vision

- Funding Identification and Grant Support
- Incentive Programs
- District/Tax Based Financing
- Public-Private Partnerships and Partner Identification
- Bid Documentation
- Contractor Procurement
- Construction Administration
- Resident Project Representation

Clean Water **FUNDING & PLACE MAKING IMPLEMENTATION** Equity Resiliency Environmental Stewardship Cost-Saving **POLICY STRATEGY**

ALIGNMENT

VISIONING

- **Daylighting Waterways**
- Parks and Signature Open Spaces
- Streets
- Conservation
- Urban Pond Renewal
- Integration of Green Systems
- Design Infrastructure/Resiliency
- Character/Brand Strategy
- Highest and Best Use Partnerships

- Policy Auditing- Are we set up to succeed?
- Streamlining of processes to encourage (re)investment
- Zoning and Land Use
- Policy Recommendations
- Political Navigation and Strategy
- Sustainability/ Resiliency Goals & Recommendations

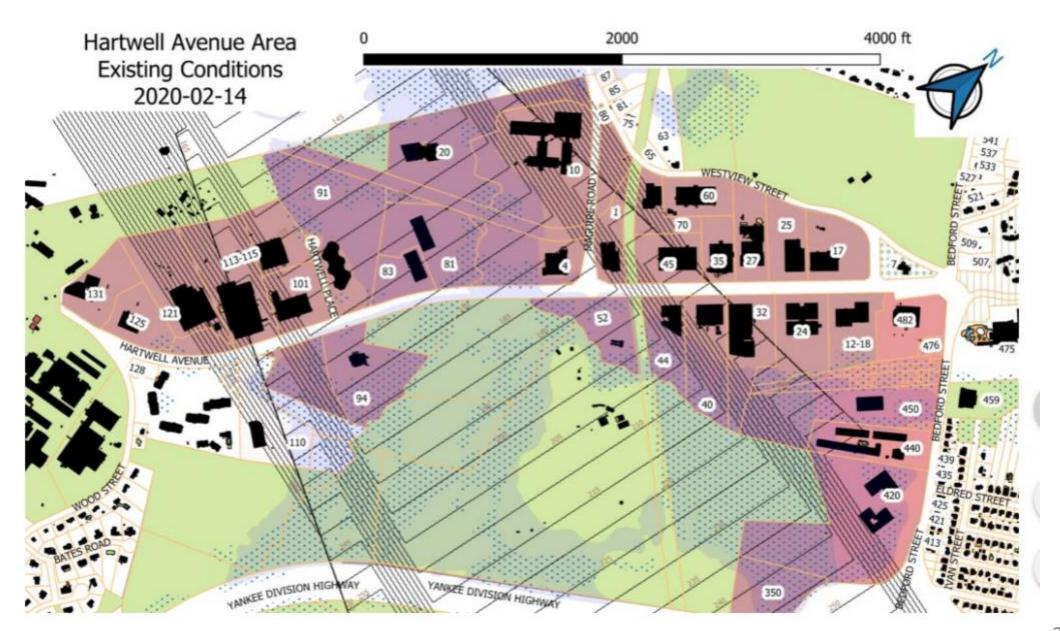
- Highest and Best Use Analysis
- Low Impact Development Strategy
- Operations and Maintenance Strategy
- Pollution Prevention and Source Control Strategy
- Innovative Ideas and Regulatory Advocacy
- Partnering Ideas
- Site Development Scenarios (Public or Private)
- Hydraulics, Hydrology, Water Quality Modeling
- Cost-Benefit Analysis
- Roadmap to Implementation

Questions & Discussion



Avigation Easement



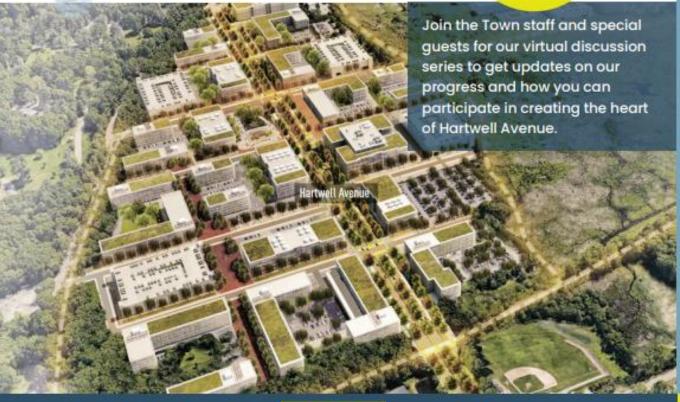


OUTREACH

TIMELINE







CREATING THE

HEAR1

OF HARTWELL

DISCUSSION SCHEDULI

October 15, 2020 | 8-9 AM

Topic: Project Timeline

October 29, 2020 | 7-9 PM

Topic: Stormwater & Conservation November 10, 2020 | 7-9 PM

Topic: Design Guideline

December 1, 2020 | 7-9 PM

Topic: Zoning bylaw and design guidelines

December 7, 2020 | 7-9 PM

Topic: Sustainability

December 14, 2020 | 7-9 PM

Topic: Transportation

January 7, 2021 | 7-9 PM

Topic: Draft zoning PROPOSAL January 21, 2021 | 7-9 PM

Topic: FINAL zoning RECOMMENDATIONS

FOR MEETING DETAILS, VISIT:

https://www.lexingtonma.gov/economicdevelopment/pages/hartwell-zoning-initative

STAY CONNECTED:





GET IN TOUCH



PHONE

781-918-3350



WEBSITE

Lexingtonma.gov/hartwell



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#HIPLexington

#LexTalkHartwell

Thank you!